

CITY OF BELMONT
PLANNING COMMISSION MEETING
SUMMARY MINUTES
TUESDAY, JANUARY 20, 2015 - 7:00 PM

Chair Herbach called the meeting to order at 7:00 p.m. at One Twin Pines Lane, City Hall Council Chambers.

1. ROLL CALL

Commissioners Present: Herbach, Mercer, Kim, Hurt, MacDonald
Commissioners Absent: Hold, Goldfarb

Staff Present: Community Development Director de Melo, City Attorney Rennie, Senior Planner DiDonato, Assistant Planner Gill, Recording Secretary Turning

2. AGENDA AMENDMENTS

Chair Herbach requested item 5B be presented before item 5A

3. COMMUNITY FORUM

Mr. Kennan spoke regarding Planning Commission Protocols.

4. CONSENT CALENDAR

4A. Planning Commission Meeting Minutes of 12/16/14

MOTION by: Commissioner MacDonald seconded by Commissioner Hurt to approve the December 16, 2014 Planning Commission minutes as presented.

Ayes: MacDonald, Hurt, Mercer, Kim Herbach

Noes: None

Absent: Hold, Goldfarb

Motion Passed by show of hands 5/0/2

5. PUBLIC HEARINGS

5B. PUBLIC HEARING - 3828 Naughton Avenue

To consider a Single Family Design Review to construct a new 2,100 square foot single-family residence for the site (2,100 sq. ft. maximum building size permitted). (Appl. No. PA2014-0017)

APN: 043-072-040; Zoned: HRO-2 (Hillside Residential & Open Space)

CEQA Status: Categorical Exemption per Section 15303

Applicant: Debo Sodipo

Owner: Tan Tseng

Project Planner: Rob Gill, (650) 598-4204

Chair Herbach confirmed that no one on the commission had ex-parte communications with anyone on this project.

Associate Planner Gill summarized the report. Planner Gill and the Applicant responded to questions of the Commission.

Neighbors Louie Allsopp and Michael Cain requested to speak on the project.

Commissioner Hurt seconded by Commissioner Mercer to close the Public Hearing. Motion passed 5/0 by show of hands.

Discussion ensued.

MOTION: By Commissioner Kim seconded by Commissioner MacDonald to move the Resolution of the Planning Commission of the City of Belmont Approving a Single Family Design Review at 3828 Naughton Avenue (Application No. 2014-0017) with additional conditions: *Prior to issuance of a building permit, confirm storage area height is no taller than 6'4" with no interior access from the home to the storage area. No additional tree fee's required provided trees are planted at a 1 to 1 ratio.*

Ayes: Kim, MacDonald, Hurt, Mercer

Noes: Herbach

Absent: Hold, Goldfarb

Motion Passed: 4/1/2

Chair Herbach noted the item can be appealed to the City Council within 10 calendar days.

5A. PUBLIC HEARING - 3826 Naughton Avenue

To consider a Single Family Design Review to construct a new 2,300 square foot single-family residence for the site (2,300 sq. ft. maximum building size permitted). (Appl. No. PA2013-0060)

APN: 043-062-380; Zoned: HRO-2 (Hillside Residential & Open Space)

CEQA Status: Categorical Exemption per Section 15303

Applicant: Debo Sodipo

Owner: Tan Tseng

Project Planner: Rob Gill, (650) 598-4204

Chair Herbach confirmed that no one on the commission had ex-parte communications with anyone on this project.

Associate Planner Gill summarized the report. Planner Gill and the Applicant responded to questions of the Commission.

No requests were received to speak on this item.

Discussion ensued.

MOTION: By Commissioner MacDonald seconded by Commissioner Kim to continue the Single Family Design Review application at 3826 Naughton Avenue (Application No. 2013-0060) to a date uncertain.

Ayes: MacDonald, Kim, Hurt, Mercer, Herbach
Noes: None
Absent: Hold, Goldfarb

Motion Passed: 5/0/2

Chair Herbach noted the item can be appealed to the City Council within 10 calendar days.

9:25 pm Meeting break. Meeting resumed 9:35 pm.

5C PUBLIC HEARING - 550 Island Parkway

To consider Design Review and a Conditional Use Permit to amend a Detailed Development Plan to allow the installation of three additional cellular antennas for a total of six cellular antennas on an existing monopole at the Belmont Sports Complex (Appl. No. 2014-0050).

APN: 044-173-180; Zoned PD (Planned Development)

CEQA Status: Categorical Exemption per Section 15301

Applicant: Tim Page for Sprint

Owner: City of Belmont

Project Planner: Damon DiDonato, (650) 637-2908

Chair Herbach confirmed that no one on the commission had ex-parte communications with anyone on this project.

Senior Planner DiDonato summarized the report. **Planner DiDonato** and the Applicant responded to questions of the Commission.

No requests to speak were received from the public.

Discussion ensued.

MOTION: By Commissioner MacDonald seconded by Commissioner Kim to move the Resolution of the Planning Commission of the City of Belmont Approving a Conditional Use Permit to Amend a Detailed Development Plan and Design Review to Allow Modifications to a Sprint Wireless Communication Facility at 550 Island Parkway (PA-2014-0050).

Ayes: MacDonald, Kim, Hurt, Mercer, Herbach
Noes: None
Absent: Hold, Goldfarb

Motion passed: 5/0/2

Chair Herbach noted that this item can be appealed to the City Council within 10 calendar days.

6. OTHER BUSINESS / UPDATES

6A. 2035 General Plan Update

Item continued to the next Planning Commission Meeting

7. ADJOURNMENT: Meeting Adjourned at 10:35 pm.

Adjournment To: Tuesday, February 3, 2015 - 7:00 PM for a Planning Commission Meeting at Belmont City Hall.

Information on the applications to be considered at this meeting may be obtained from the City of Belmont Planning Division, One Twin Pines Lane, Suite # 110, CA, 94002, 650/595-7417. This meeting will be televised and webstreamed. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact: 650-637-2999. Notification in advance of the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting.